



THE
A-TEAM

**RE/MAX
FIRST**

730 5 Street #301, Calgary T2E 3W8

MLS®#: **A2158993**

Area: **Renfrew**

Listing Date: **09/04/24**

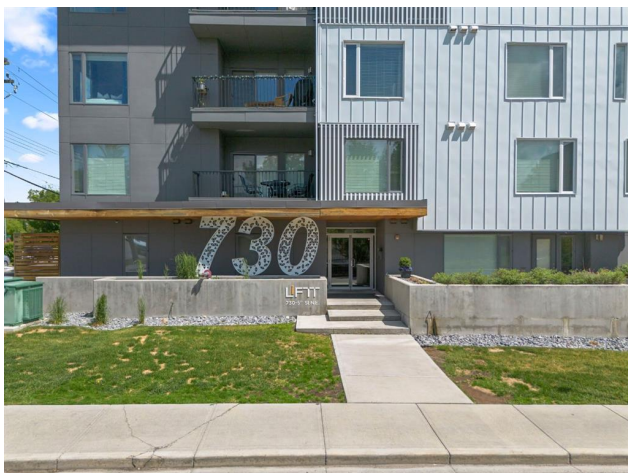
List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **792**
Low Sqft:
Ttl Sqft: **792**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed,Heated Garage,Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Metal Siding ,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	8`11" x 14`1"	Kitchen	Main	8`9" x 13`6"
Laundry	Main	4`0" x 8`7"	Living Room	Main	14`1" x 13`2"
Bedroom - Primary	Main	9`3" x 14`11"			

Legal/Tax/Financial

Condo Fee:
\$672

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1612582**

Remarks

Pub Rmks: **Offering a perfect blend of inner city living with a suburban feel, this 2 bedroom, 792 sqft, corner unit in Renfrew is a must see! The main living space is bright and open offering a perfect layout to host and entertain family and friends. The kitchen showcases stainless steel appliances, a gas stove and quartz countertops. The island provides loads of extra counter space, ideal for cooking, and the extension is the perfect dining area with seating for up to 5. The kitchen overlooks the living area with access to the WEST facing balcony with BBQ gas line and partial views of the downtown. The balcony feels very private and offers a great spot to enjoy the summer at home. Across the living area you'll find a short hallway leading you to the bedrooms. The primary offers a walk-in closet, large corner windows flooding the room with an abundance of natural light and a 3-piece ensuite bath featuring a stand-up shower with a sliding glass door. On the opposite side of the hallway you'll find a second bedroom with a large window. This extra bedroom would be perfect as a home office, for a roommate, or for visits from out of town guests. This unit also comes with a second full bathroom with a tub and shower combo and both bathrooms feature the same quality finishes you'll find throughout. You'll also enjoy the convenience of in-unit laundry, smartly tucked away in the main entrance closet with additional shelving for extra storage. Lastly, to check off even more boxes this unit comes with a secure TITLED underground parking stall and an additional assigned storage locker which makes all the difference when it comes to condo living. Wonderful location within seconds to Bridgeland Park, walking paths and a 5 min walk to the restaurants and services of Edmonton Trail (Dinner Deluxe, Hair Salon, Dental, Medical centre, convenience store and much more). Less than a 5 min drive to all the amazing restaurants Bridgeland has to offer, 10 min drive to the downtown core and easy access to major roads like Edmonton Trail, Deerfoot Trail and Memorial Drive.**

Inclusions: **TV mount in living room, Shelves in kitchen, 4 kitchen stools, Fob(s)**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123